



5395 Pearl Parkway

Boulder, CO

East Boulder Office Space For Lease

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[Property Info & Gallery](#)

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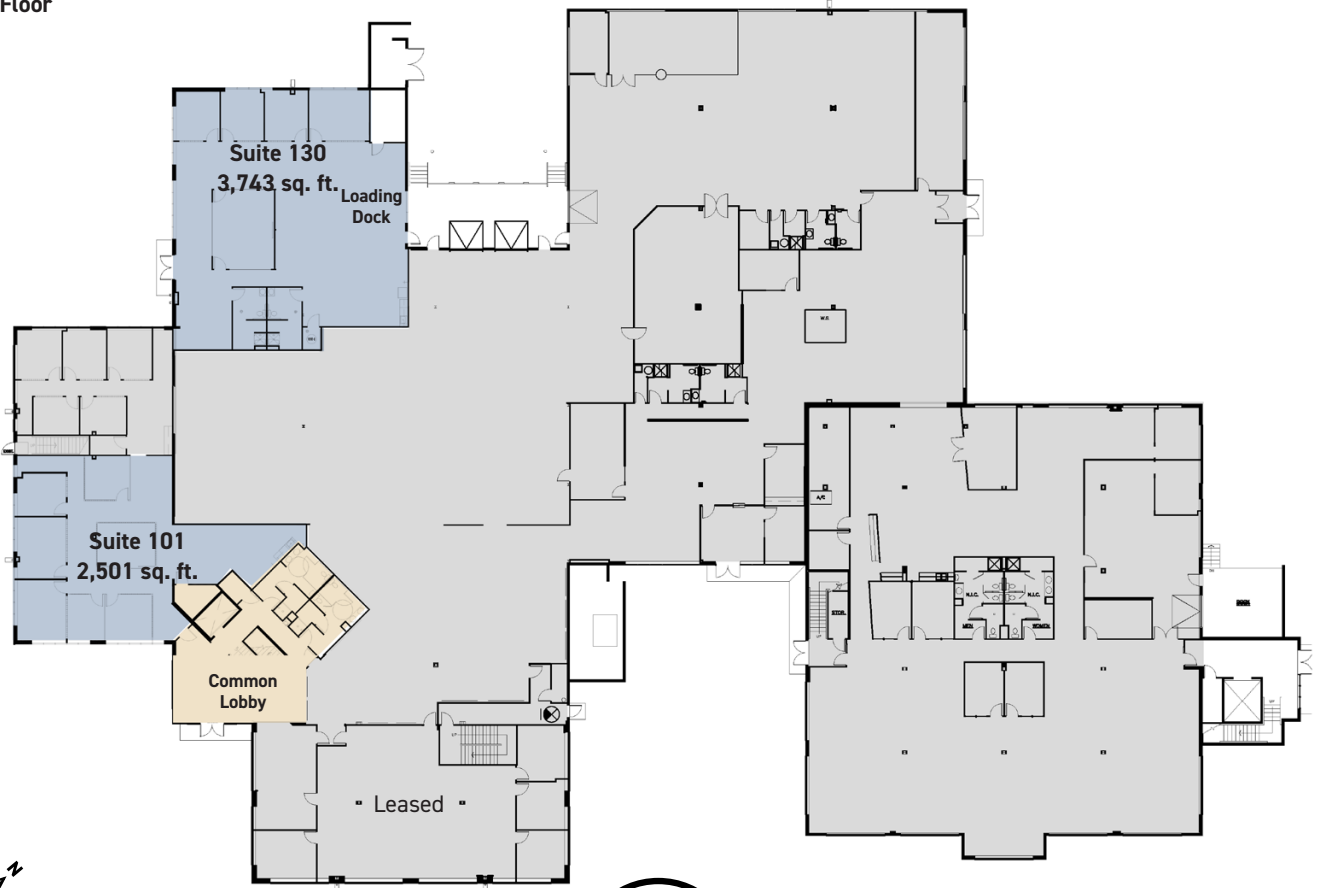
Suite	Size	Lease Rate / sq. ft.
101	2,501 sq. ft.	\$15.00 NNN
130	3,743 sq. ft.	\$15.00 NNN
200	3,890 sq. ft.	\$21.50 NNN
Expenses / sq. ft.		\$13.50*

**Including Utilities*

- Quality Modern Finishes with Great Window Lines & Flexible Suite Sizes
- Suite 101 Features a Distinguished Lobby Entrance, High-End Full-Height Modular Office Walls for Ultimate Flexibility, Numerous Generously Sized Offices, Kitchen / Break Room & Common Restrooms with Shower
- Suite 130 Features Large Glass Conference Room, Large Kitchen / Break Room, Patio Break Area with Picnic Tables, Large Open Workspace, Multiple Large Private Offices, In-Suite Restrooms with Showers & Lockers with Loading Dock
- Conveniently Located with Easy Access to Hwy 36 & Hwy 119, Surrounded by Bike Trails & Close to Restaurants & Whole Foods
- Fiber Internet Available through Lumen (formerly CenturyLink)
- Abundant Free On-Site Parking & Close to RTD Transit Center

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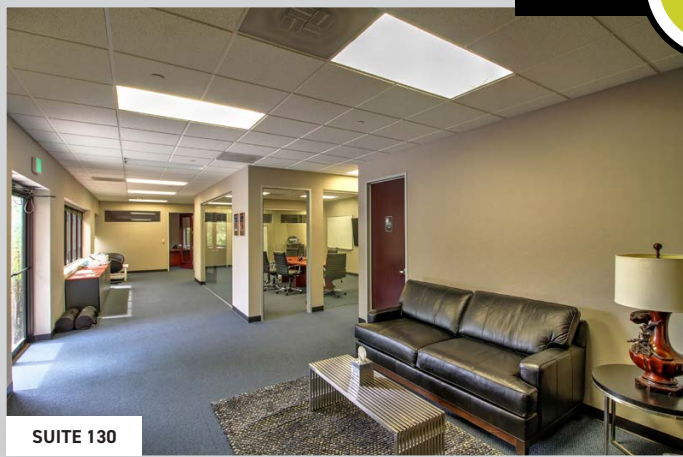
1st Floor



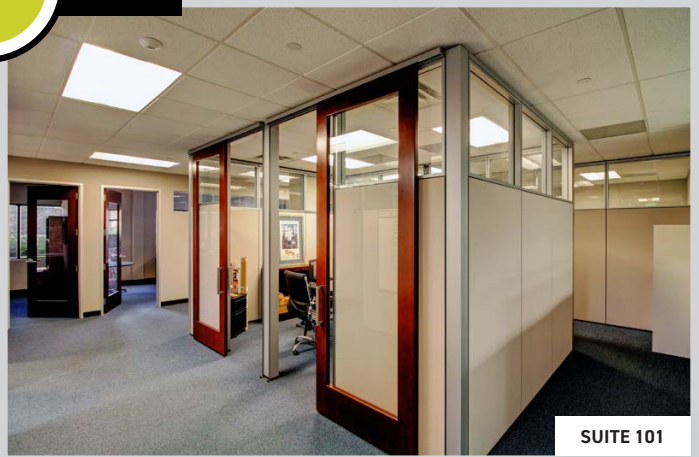
VIDEO



TOUR



SUITE 130



SUITE 101

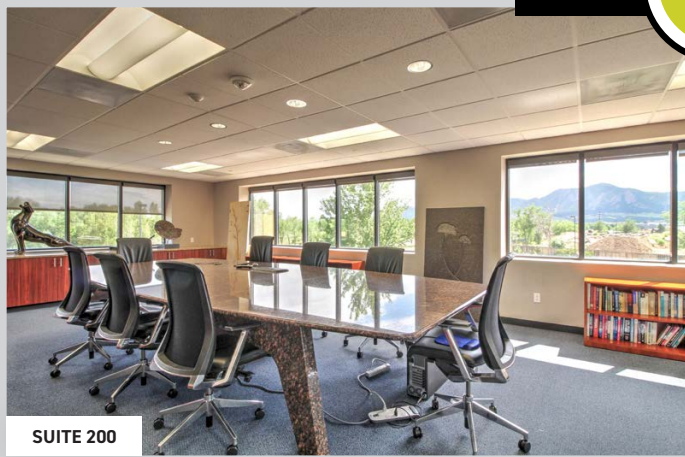
2nd Floor



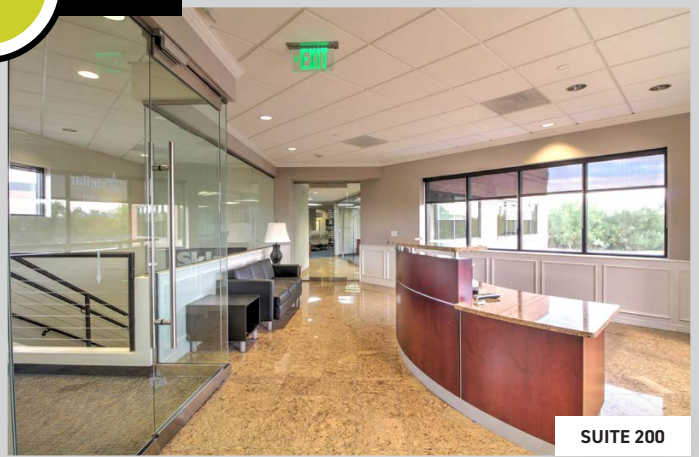
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TOUR



SUITE 200



SUITE 200